

MUNICIPAL AFFORDABLE HOUSING TRUST
August 14, 2014

Members present: Selectman: Mike Rosenberg
 BHP: Irma Carter, Lisa Mustapich, Christina Wilgren, Alice Sun
Others: Assistant Town Manager: Jessica Porter
 RHSO: Liz Rust
 Kris Washington, Dot Bergin (Bedford Citizen), Lois Thoms
Absent: Rick Reed, Mark Siegenthaler

Wilgren called the meeting to order at 6:45pm

Minutes – July 2, 2014

Mustapich moved – Wilgren seconded to accept the minutes of July 2 as written.
VOTE 5-0 unanimous in favor.

Minutes of July 16, 2014

Mustapich moved – Wilgren seconded to accept the minutes of July 16 as written.
VOTE 5-0 unanimous in favor.

Coast Guard – Pine Hill Property

Porter reviewed the status of the property. Town has contacted the GSA to see if they were willing to forego the auction and enter into a negotiated sale with the MAHT for the Pine Hill Road property. There has not been a response. Porter thought it might be due to the timing – August, vacations, etc. In an effort to keep things moving along, a bid to appraise the property was solicited from Avery Associates. This firm had the strong support and recommendation of town boards e.g. Conservation Commission and Assessors.

A discussion followed. Sun felt the bid was too high. Porter's contacts suggested that the other firms under consideration would be even higher, so she came back with one bid. The discussion continued. Finally Mustapich moved that Porter solicit appraisal bids from two other firms. If the two bids were higher than Avery, we will consider them part of this discussion and the MAHT would be supporting awarding the contract to Avery. If the bids were lower, the MAHT would meet again.

Ashby Place

Recapping June 16 meeting: The Bedford Housing Authority learned that the state changed the rules and stated that CPC funds could not be used for maintenance, modernization of any units not constructed with CPC funds. At that time, the BHA was looking for money to remodel kitchens and baths. The trust voted to wait until November due to the cost \$200K+ and because we weren't sure if we would need ready cash for the CG negotiations. Also the kitchen and bath at project had not yet been started or even bid. There MAHT had no problem with receiving CPC funds and, in turn, giving them to the BHA

The windows (this evening's item) is another project that wasn't eligible. Now, however, the CG process seems more clearly defined. The window request is much less than the kitchen/bath request and it had been completed. The contractor is waiting to be paid.

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It was moved and seconded to loan the BHA \$88,272 to cover the window replacement work with the understanding that the money will be returned when the CPC funds are received. VOTE: unanimous in favor.

Meeting adjourned at 7:25pm

Recorder: Irma Carter